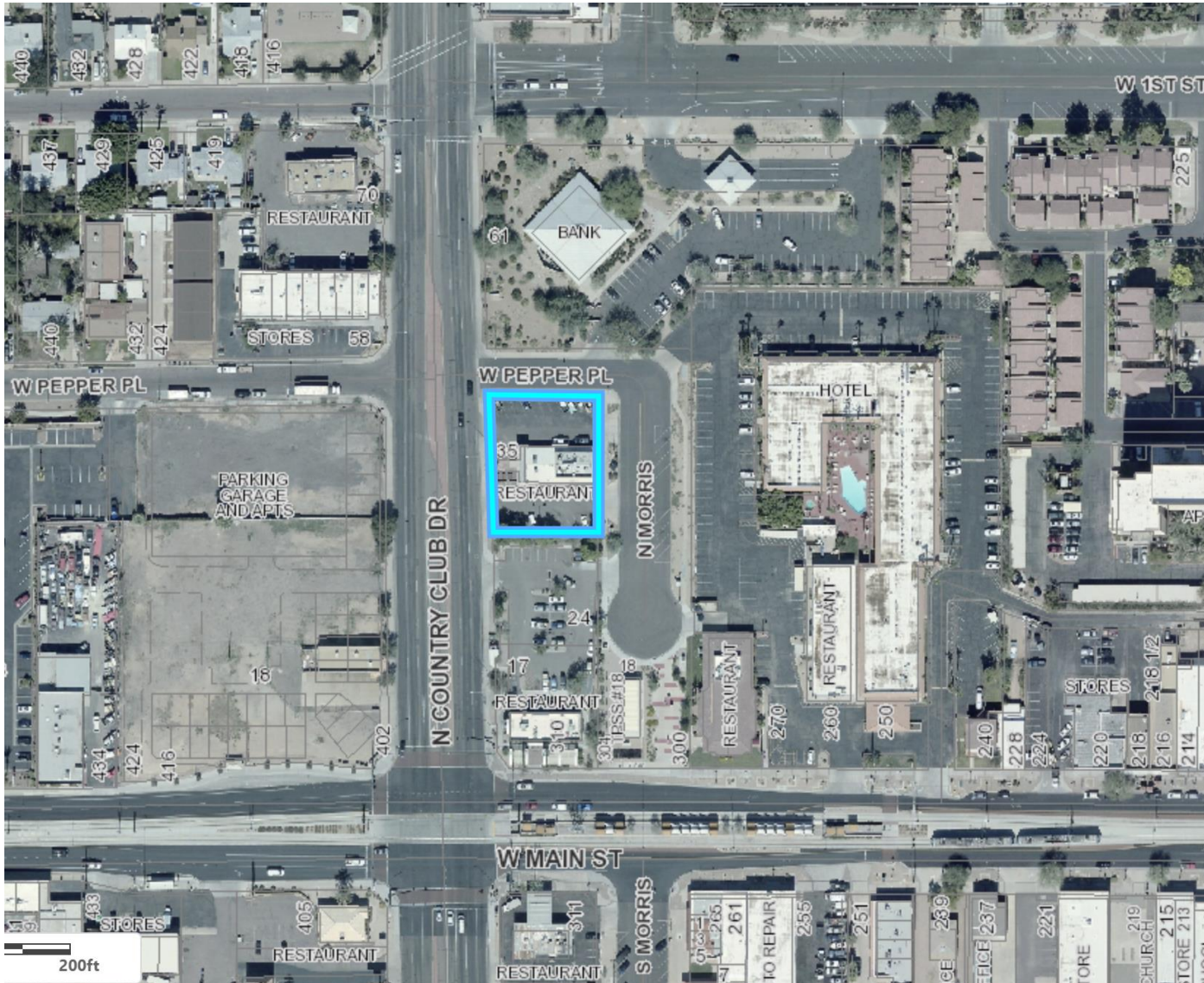




BOARD OF ADJUSTMENT



BOA22-00273



Request

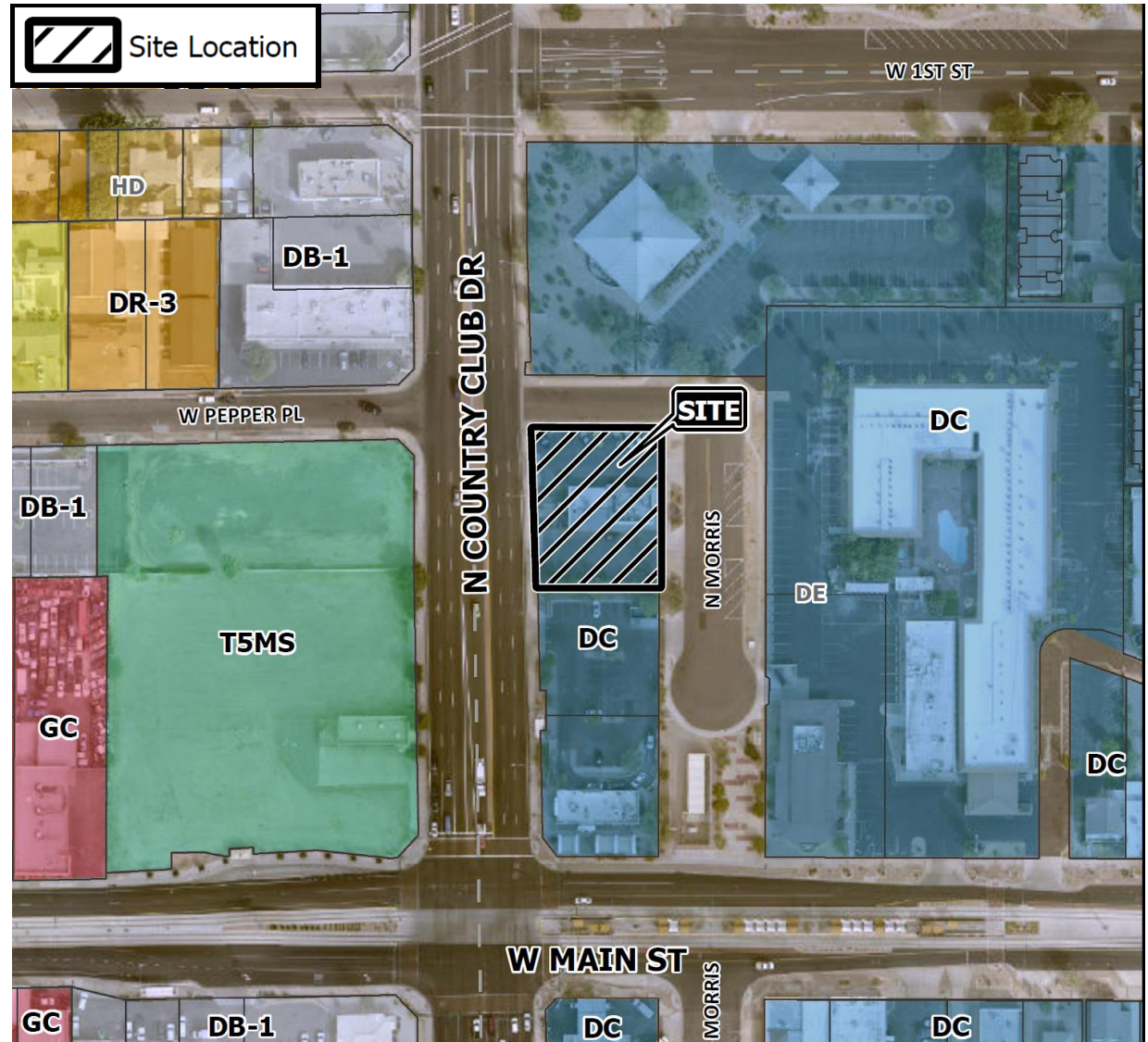
- SCIP

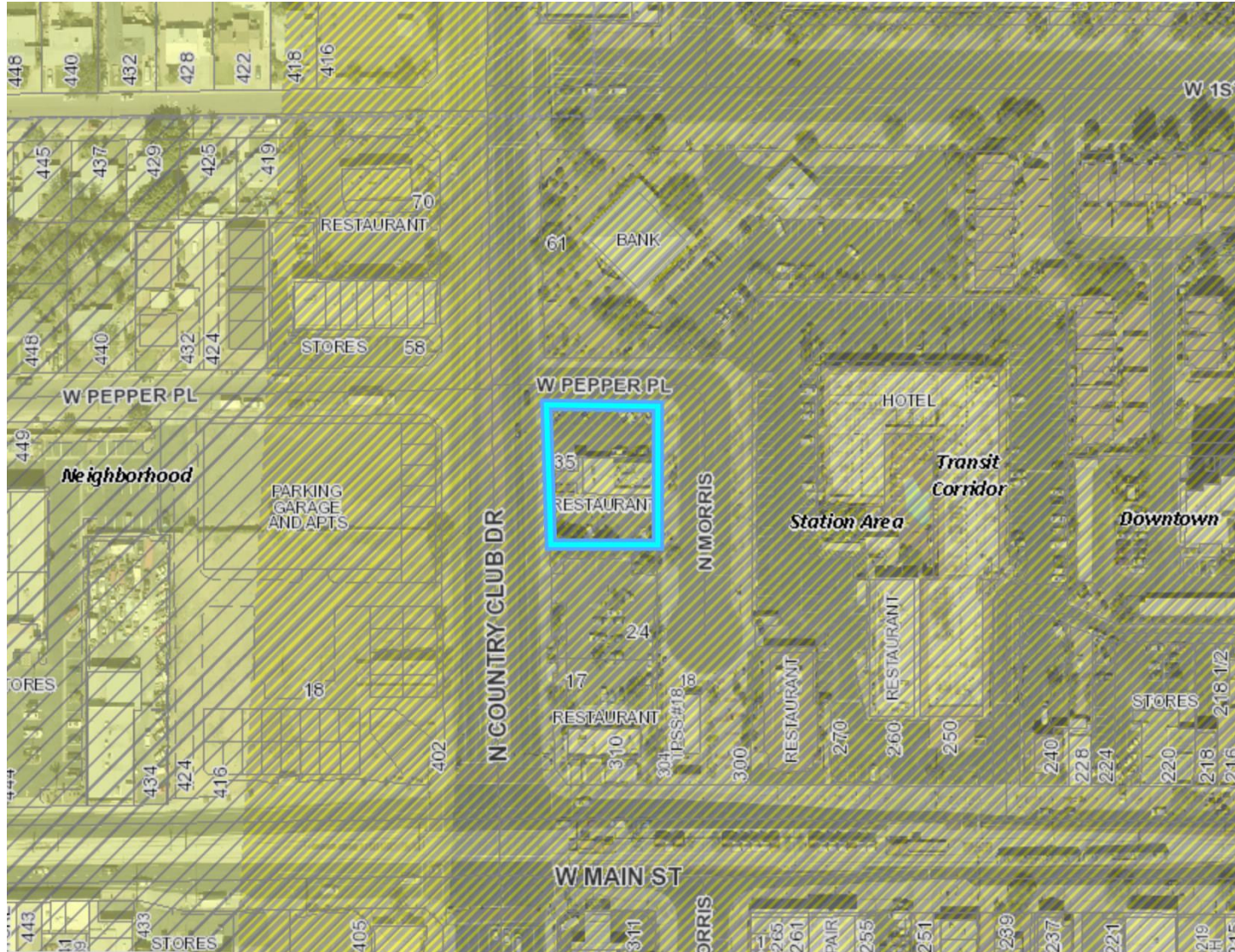
Purpose

- Allow deviations to development standards for an outdoor seating area at an existing restaurant

Location

- 35 N. Country Club Dr.
- North of Main St
- East side of Country Club Dr





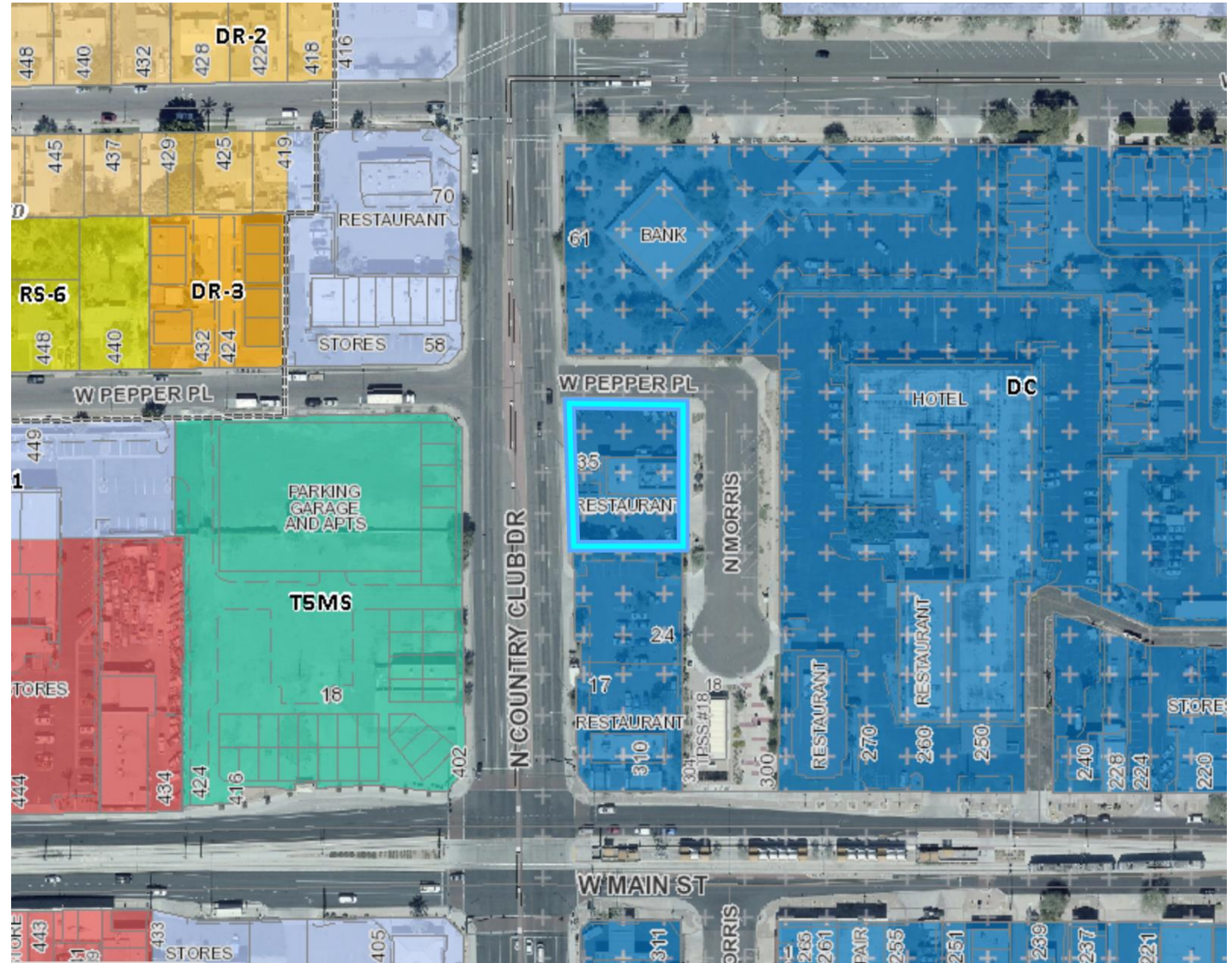
General Plan

Downtown, Transit District –
Station Area overlay

- Pedestrian oriented, transit-rich environment
- Buildings designed to engage the street
- Options for housing, employment, shopping, entertainment, events

Zoning

- Downtown Core with Downtown Events overlay (DC-DE)
 - Restaurants permitted
 - Outdoor seating permitted through SUP
 - Drive-thru is legal non-conforming



Site Photo



View of existing outdoor seating area

Site Photo



North elevation

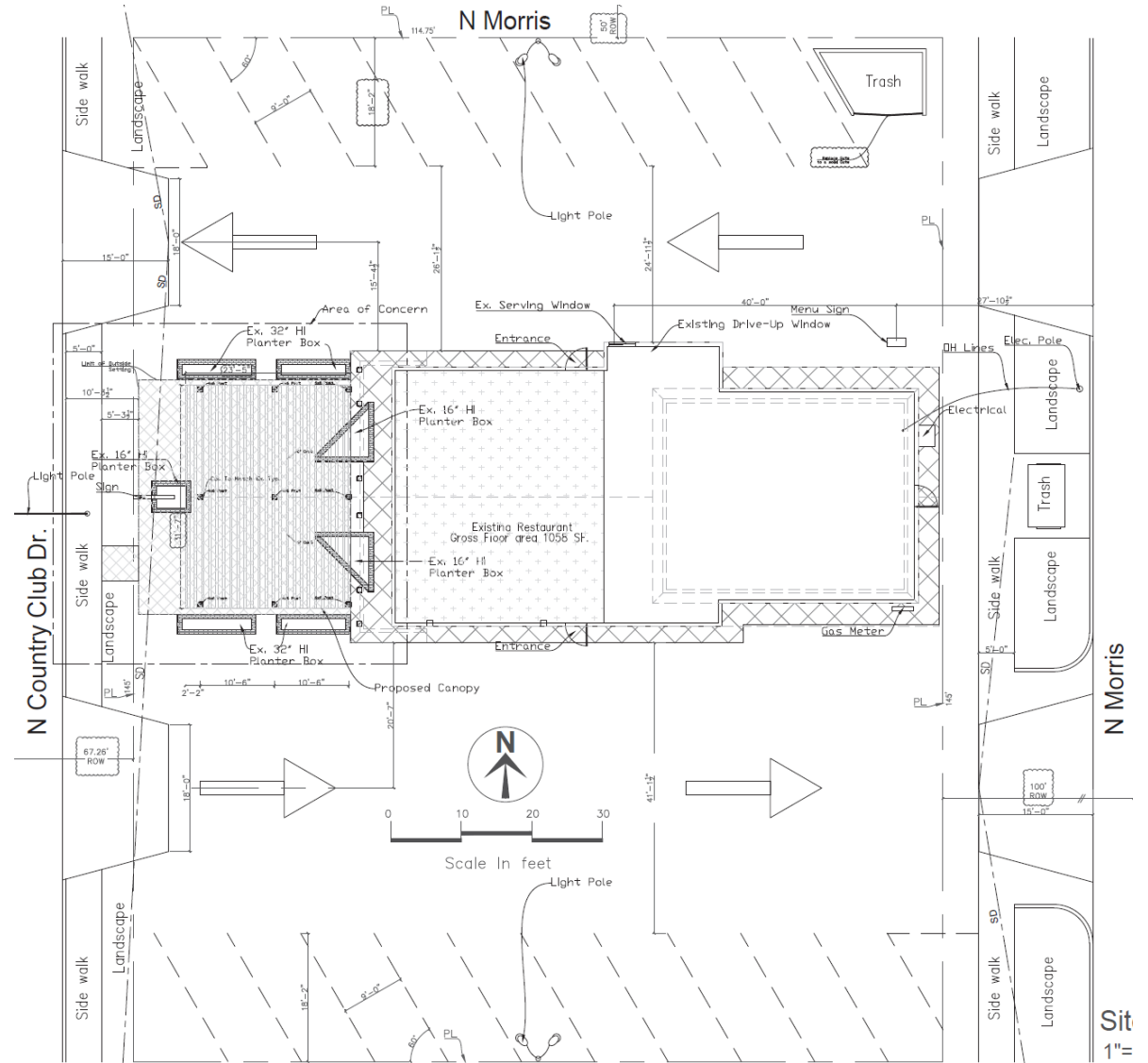
Site Photo



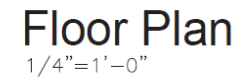
South elevation

Site Plan

- New shade canopy and ground surface for outdoor seating area
- New gate on solid waste enclosure
- New pedestrian path



- Remove flood lights
- New outdoor furniture

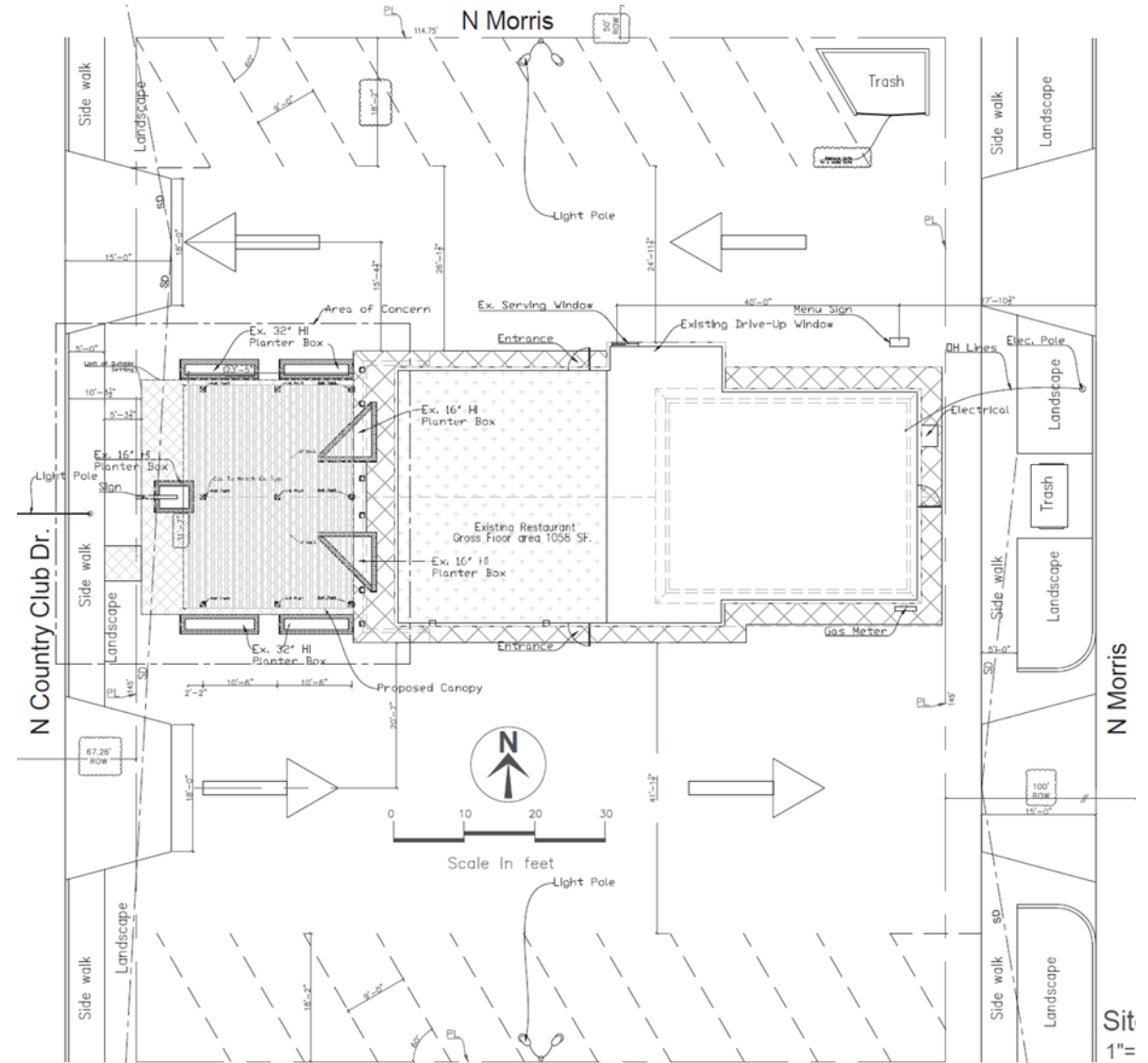


- New landscape materials in planters
- Two new trees along Country Club Drive



Requested SCIP

- No designated loading space
- 65-ft stacking distance for drive-thru
- 19 parking spaces
- 0-ft Parking setback from ROW



Approval Criteria

Section 11-73-3

- | | |
|---|--|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | No new non-conforming conditions will be created |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



BOA2-00273

June 1, 2022